

**MAGNOLIA PLAZA**  
**RETAIL SPACE AVAILABLE FOR LEASE**  
**MULTI-TENANT RETAIL SHOPPING CENTER**



**1611 N MAGNOLIA AVE**  
**EL CAJON, CA 92020**

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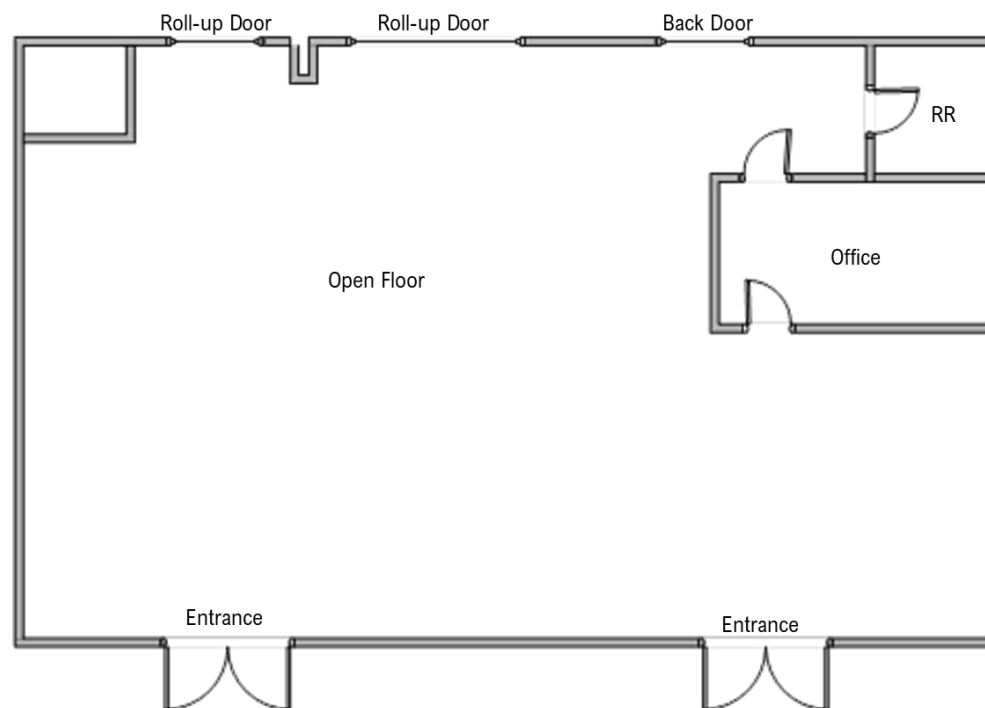
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## PROPERTY FEATURES

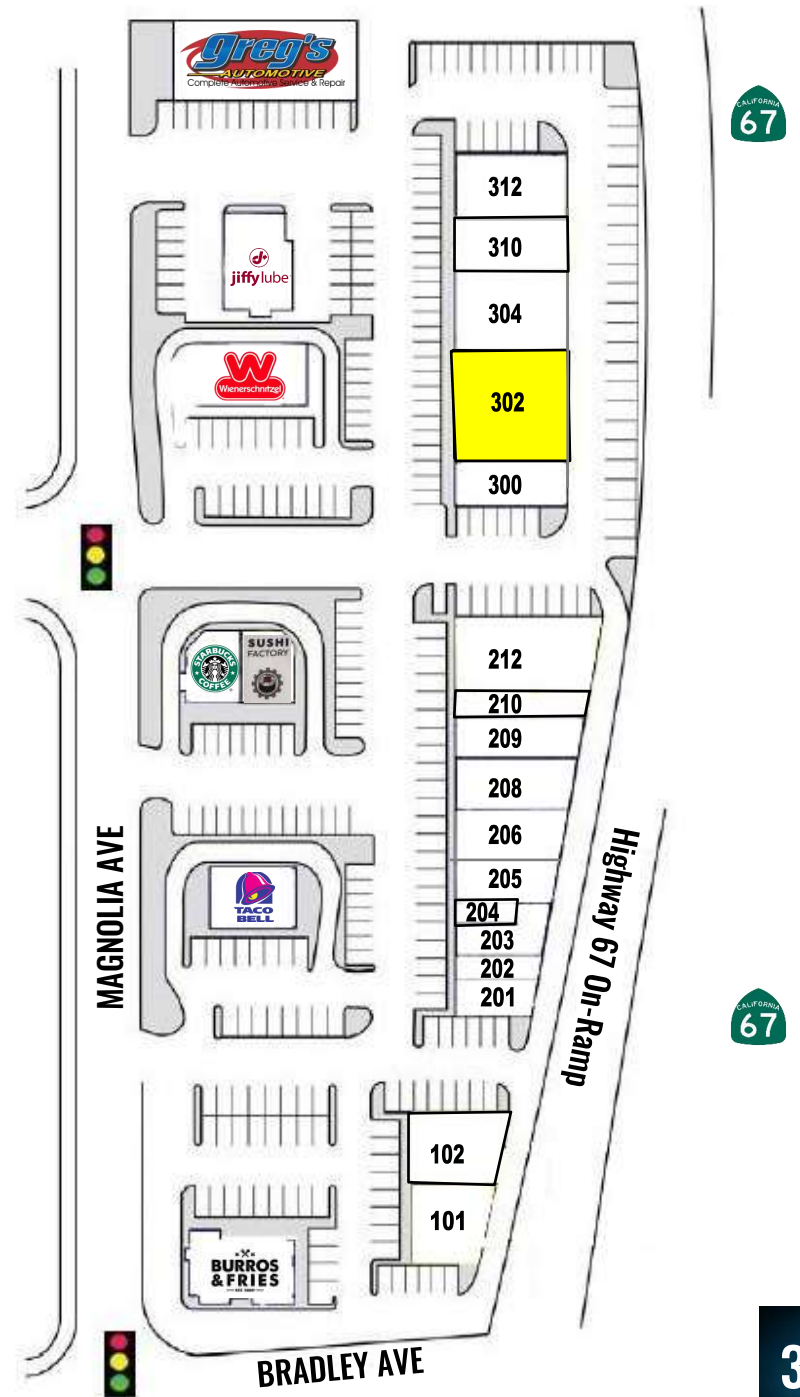
|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| PROPERTY ADDRESS  | 1611 N. Magnolia Avenue, El Cajon, CA 92020                        |
| CENTER NAME       | Magnolia Plaza                                                     |
| PROPERTY OVERVIEW | Multi-Tenant Retail Shopping Center Approx. 50,000 SF              |
| AVAILABILITY      | Suite 302: Approx. 3,921 SF Available Suite                        |
| LOCATION          | Close Proximity to Parkway Plaza Mall with Good Daytime Population |
| ACCESSIBILITY     | Immediate Access to Hwy 67 with Easy Access to Hwy 52, 125 and I-8 |
| SIGNAGE           | Monument Signage Opportunities                                     |
| LEASE RATE        | \$1.55/SF + NNN                                                    |



Note: Floor Plan Not Fit to Scale; for Reference Purposes only.

# SITE PLAN

| SUITE             | TENANT                  | SF    |
|-------------------|-------------------------|-------|
| 1541 Magnolia Ave | Burros & Fries          | 2,600 |
| 1551 Magnolia Ave |                         |       |
| 101               | Smoke Shop              | 1,864 |
| 102               | Combat Sports Center    | 2,223 |
| 1561 Magnolia Ave | Taco Bell               |       |
| 1571 Magnolia Ave |                         |       |
| 201               | Lucky Chinese           | 1,500 |
| 202 / 203         | Trans Nails             | 1,976 |
| 204               | Barber Shop             | 632   |
| 205               | Dentist                 | 1,431 |
| 206               | The Engraving Store     | 1,527 |
| 208               | Cajon Massage           | 2,551 |
| 209               | PrintPost               | 1,571 |
| 210               | Ranch Pet Spa           | 1,610 |
| 212               | Physical Therapy        | 3,526 |
| 1591 Magnolia Ave |                         |       |
| Suite A           | Starbucks               | 1,644 |
| Suite B           | Sushi Factory           | 1,423 |
| 1611 Magnolia Ave |                         |       |
| 300               | Armed Forces Recruiting | 2,727 |
| 302               | Vacant                  | 3,921 |
| 304               | Hair Salon              | 2,855 |
| 310               | Line-X                  | 2,431 |
| 312               | Line-X                  | 2,515 |
| 1601 Magnolia Ave | Wienerschnitzel         | 2,436 |
| 1621 Magnolia Ave | Jiffy Lube              | 2,230 |
| 1641 Magnolia Ave | Greg's Automotive       | 5,370 |



\*Site plan is not to scale; for reference purposes only.



## AERIAL SITE PLAN





# 1611 N MAGNOLIA AVE

## EL CAJON, CA 92020







|                               | 2 mile    | 5 mile    | 10 mile   |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| Total Population              | 70,376    | 304,851   | 762,120   |
| Total Population (2027)       | 70,595    | 305,096   | 763,394   |
| Population Growth (2022-2027) | 0.1%      | 0%        | 0%        |
| Median Age                    | 36        | 38.3      | 37.1      |
|                               |           |           |           |
| <b>HOUSEHOLDS</b>             |           |           |           |
| Average Household Size        | 2.7       | 2.7       | 2.8       |
| Total Households              | 25,484    | 110,630   | 269,032   |
| Household Growth (2022-2027)  | 0.1%      | 0%        | 0%        |
| Owner Occupied                | 10,886    | 62,693    | 147,562   |
| Renter Occupied               | 14,685    | 48,030    | 121,925   |
|                               |           |           |           |
| <b>INCOME</b>                 |           |           |           |
| Average Household Income      | \$82,808  | \$99,928  | \$99,645  |
| Median Household Income       | \$61,975  | \$78,304  | \$76,971  |
| Median Home Value             | \$471,095 | \$582,788 | \$586,259 |
| Total Businesses              | 5,254     | 12,589    | 29,692    |
| Total Employees               | 47,250    | 103,191   | 264,605   |
| Consumer Spending             | \$804 M+  | \$4 B+    | \$9.7 B+  |

Source: Costar Demographics

# FOR LEASE

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## CONTACT INFORMATION

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